

**C I T Y   P L A N N I N G   C O M M I S S I O N   M I N U T E S**

**S E P T E M B E R   4,   2 0 0 3**

The regular meeting of the City Planning Commission convened Thursday, September 4, 2003, at 1:37pm in the City Council Chambers, 333 W. Ocean Boulevard.

**PRESENT: COMMISSIONERS:** Nick Sramek, Charles Greenberg  
Randal Hernandez, Morton Stuhlbarg

**ABSENT: COMMISSIONERS:** Lynn Moyer, Charles Winn

**CHAIRMAN:** Nick Sramek

**STAFF MEMBERS PRESENT:** Greg Carpenter, Zoning Officer  
Angela Reynolds, Advance Planning  
Harold Simkins, Senior Planner  
Carolyn Bihn, Planner V

**OTHERS PRESENT:** Mike Mais, Deputy City Attorney  
Marcia Gold, Minutes Clerk

**P L E D G E   O F   A L L E G I A N C E**

Angela Reynolds led the pledge of allegiance.

**M I N U T E S**

The minutes of July 17, 2003 were approved on a motion by Commissioner Hernandez, seconded by Commissioner Greenberg and passed 3-0-1. Chairman Sramek abstained, and Commissioners Moyer and Winn were absent.

**S W E A R I N G   O F   W I T N E S S E S**

**C O N S E N T   C A L E N D A R**

The Consent Calendar was approved on a motion by Commissioner Hernandez, seconded by Commissioner Stuhlbarg and passed 4-0. Commissioners Moyer and Winn were absent.

**1A. Case No. 0307-12, Tentative Parcel Map, CE 03-147**

Applicant: Douglas Boynton  
Subject Site: 220 E. Willow Street, Council Dist. 6

Description: Tentative Parcel Pap No. 61079 for a two-lot commercial subdivision.

Approved Tentative Parcel Map No. 61079 for a two-lot commercial subdivision.

**1B. Case No. CIP-04**

Applicant: City of Long Beach  
Subject Site: Citywide  
Description: Finding of Conformity with the General Plan for the Proposed Fiscal Year 2004 Capital Improvement Plan.

Found the proposed projects listed in the Proposed Fiscal Year 2004 Capital Improvement Plan in conformity with the General Plan, reported that any project for which a final site has not yet been selected or project specifics have not been developed should be returned to the Planning Commission for review, and reported these findings to the City Council.

**C O N T I N U E D I T E M S**

**2. Case No. 0306-10, Site Plan Review, Administrative Use Permit, Conditional Use Permit and Standards Variance(s); ND 08-03 (certified)**

Applicant: Leslie Gentile, Fernald Group  
Subject Site: 1546 E. Anaheim Street (Council Dist. 2)  
Description: Site Plan Review, Administrative Use Permit, Conditional Use Permit and Standards Variance to allow the construction of a new one-story 6,000 sq.ft. facility for Community Rehabilitation Industries (CRI).

Harold Simkins presented the staff report recommending approval of the project because the well-designed building is appropriate for the location and compatible with adjacent commercial and residential developments; and since there are no identified adverse environmental impacts.

Leslie Gentile, Fernald Group, 211 Roycroft, stated that they were in agreement with all the conditions of approval.

Commissioner Greenberg disclosed that he had served on the Board of CRI in the past, but that there was no conflict of interest, adding that the service group was one of the most valuable assets in the City.

Commissioner Greenberg moved to approve the Site Plan Review, Administrative Use Permit, Conditional Use Permit and Standards Variance(s), subject to conditions. Commissioner Hernandez seconded the motion.

Commissioner Hernandez added his compliments to the group and recognized Fernald Group for designing a valuable addition to the corridor.

The question was called and the motion passed 4-0. Commissioners Moyer and Winn were absent.

## **R E G U L A R     A G E N D A**

### **3.     Case No. 9801-23, Modification**

Applicant:            Developers Diversified Realty Corporation  
Subject Site:    Building F (south of Shoreline Drive at Aquarium Way); Building D1/D2 (north of Shoreline Drive at South Pine Avenue); (Council District 2)  
Description:    Request for approval of modifications to the approved Site Plan Review for the Pike at Rainbow Harbor to allow relocation of the Ferris wheel from Building F to Buildings D1/D2.

Carolyn Bihn presented the staff report recommending approval of the project since the park will be further enhanced by the inclusion of the Ferris wheel, and since its relocation will allow greater flexibility for accommodating tenant needs in Building F.

Stanley Hoffman, Director of Development, DDRC, concurred with the staff comments and recommendations.

In response to a query from Commissioner Hernandez regarding the effects on pedestrian traffic by the relocation, Mr. Hoffman explained that some hardscape changes would be made, and that fire access to the Ferris wheel would also be addressed.

Commissioner Hernandez moved to approve the request for a modification to an approved Site Plan Review for the Pike at Rainbow Harbor to relocate the Ferris wheel from the plaza adjacent to Building F to the open park adjacent to Buildings D1 and D2, with conditions. Commissioner Stuhlbarg seconded the motion, which passed 4-0. Commissioners Moyer and Winn were absent.

#### **M A T T E R S   F R O M   T H E   A U D I E N C E**

There were no matters from the audience.

#### **M A T T E R S   F R O M   T H E   D E P A R T M E N T   O F P L A N N I N G   A N D   B U I L D I N G**

Mr. Mattar outlined City Council activities, which included the approval of the Elliott Lane historic landmark district and budget hearings.

Mr. Mattar announced that Dr. Matthew Jenkins, a Long Beach veterinarian, had been appointed to fill the vacant Commission seat.

Angela Reynolds gave a brief update on the land use and mobility elements, stating that a task force would soon be formed.

#### **M A T T E R S   F R O M   T H E   P L A N N I N G C O M M I S S I O N**

Mr. Carpenter announced that Jamilla Vollmann had been hired as a new Planner I.

#### **A D J O U R N**

The meeting adjourned at 2:02pm.

Respectfully submitted,

Marcia Gold  
Minutes Clerk